

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3010/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$430,000

Median sale price

Median price \$601,900 Property Type Unit Suburb Southbank

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2902/70 Southbank Blvd SOUTHBANK 3006	\$430,000	29/03/2021
2	103/149 City Rd SOUTHBANK 3006	\$405,000	16/06/2021
3	305/18 Kavanagh St SOUTHBANK 3006	\$395,000	27/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$395,000 - \$430,000
Median Unit Price
June quarter 2021: \$601,900

Comparable Properties



2902/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 29/03/2021
Property Type: Apartment

103/149 City Rd SOUTHBANK 3006 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 16/06/2021
Property Type: Flat/Unit/Apartment (Res)



305/18 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$395,000
Method: Sold Before Auction
Date: 27/03/2021
Property Type: Apartment

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